

City Council  
Atlanta, Georgia

**05-O-0312**

**AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE**

**Z-05-03**  
Date Filed: 1-11-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **190 Fairburn Road, S.W.** be changed from R-4 (Single Family Residential) District to the R-LC-C (Residential Limited Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 243, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

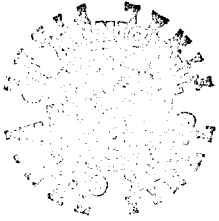
A true copy,

*Rhonda L. Johnson*  
Municipal Clerk, CMC

**ADOPTED** as amended by Council  
**APPROVED** by the Mayor

June 6, 2005  
June 14, 2005

6/6/05



**Conditions for 190 Fairburn Road**  
**Z-05-03**

1. Site plans dated 12-22-04 and stamped received 1-11-05 by Bureau of Planning.
2. 6 foot wooden fence along east property line and 6 foot chain link fence with anti-climbing device along north and west sides.
3. Lighting in the rear yard that does not spill onto adjacent properties.
4. Landscaping shrubs along the front and west sides of property.
5. Right turn only exiting driveway.
6. No pool tables or video games allowed..

# SITE DATA

AREA=(0.37+0.03) = 0.40 ACRES

CURRENT ZONING: R-4

PROPOSED ZONING: G-RLC

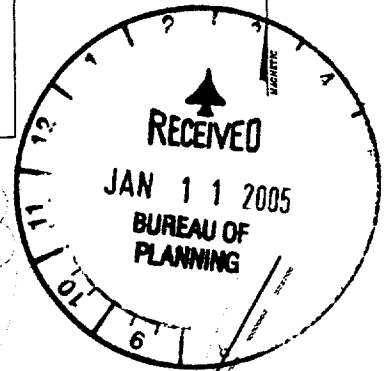
PROPOSED USE: BARBER / BEAUTY SALON

BUILDING AREA = 1800 SF

PARKING REQUIRED= 1800 SF x 1SP/200 sf  
= 9 SPACES REQUIRED

PARKING PROVIDED = 9 SPACES INCL. 1 H/C

Z-05-03



ZONING DISTRICT: R-4

ZONING DISTRICT: R-4

EXIST. SHARED DRIVEWAY

NEW ASPHALT DRIVEWAY

9'x18.5' spaces, typ.

① SP

⑧ SP

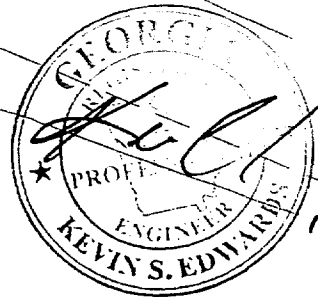
#190

ONE STORY MASONRY BUILDING

ZONING DISTRICT: C-1

H/C SPACE W/SIGN

FAIRBURN ROAD R/W VARIES



1 inch = 40 ft.

<p>No. Revision/Issue Date</p>			<p>Firm Name and Address</p> <p><b>KevWay Engineering</b> 676-676-0000</p>		<p>Project 12-003</p> <p>Date 12/22/04</p> <p>Scale 1" = 40'</p> <p>DRAWN BY: KSE</p>		<p>Sheet C-1</p> <p><b>SITE PLAN</b></p>		<p>Project Name and Address</p> <p><b>#190 FAIRBURN ROAD</b> 14 DISTRICT LL 243 THE CITY OF ATLANTA FULTON COUNTY, GEORGIA</p>	
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RCS# 6742  
6/06/05  
4:31 PM

Atlanta City Council

Regular Session

05-O-0312            Z-05-03 190 FAIRBURN ROAD R-4 TO R-LC-C  
                      ON CONDITIONS  
                      ADOPT AS AMEND

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	B Sheperd	NV Borders

05-0-0312  
(Do Not Write Above This Line)

AN ORDINANCE Z-05-03  
BY: ZONING COMMITTEE

An Ordinance to rezone property from the R-4 (Single Family Residential) District to the C-1 (Commercial Business) District, property located at 190 Fairburn Road, S.W., fronting approximately 104.60 feet on the northwesterly right of way of Fairburn Road and approximately 305 feet north of the right of way of Martin Luther King, Jr. Drive.  
Depth: varies.  
Area: .37 acres.  
Land Lot 243,  
14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: HENDERSON PARKER  
APPLICANT: HENDERSON PARKER  
BY: SARRAN MARSHALL, AGENT  
NPU-H COUNCIL DISTRICT 10

- ☐ CONSENT REFER  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☐ PERSONAL PAPER REFER

Date Referred 2/21/2005  
Referred To: ZRB & Zoning  
Date Referred JUN 06 2005  
Referred To: Council

First Reading  
Committee Date 2/21/2005  
Chair Referred To 2/21/2005

Committee	Committee
Date 2/21/2005	Date
Chair	Chair
Action	Action
Fav, Adv, Hold (see rev. side)	Fav, Adv, Hold (see rev. side)
Other	Other
Members	Members
Refer To	Refer To

FINAL COUNCIL ACTION  
☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

JUN 06 2005

CERTIFIED  
JUN 06 2005  
MAYOR'S ACTION

Handwritten signature: Sarran Marshall